

ENVIRONMENTAL PROTECTION COMMISSION
REGULAR MEETING MINUTES

July 6, 2016

7:30 P.M.

Room 206, Town Hall

Mr. Joosten called the meeting to order at 7:35 P.M

Commission Members Present: Eric Joosten, Ed Sweeney, Susan Mackenzie, Jim Millard, Lucia Zachowski, and Keith Kearney.

Staff: Jacobson

Reporter: Syat

Channel 79 recorded.

Mr. Joosten called the following agenda item:

Notice of Encroachments within a Conservation Easement, Donald & Susan Young, 455 Mansfield Avenue

Mr. Jacobson said that based on his discussions with the Town attorney he recommends the Commission authorize him to work with Mr. Young and his surveyor to provide a proposal for an easement area swap for consideration at a future meeting. He said there is an area on the westerly property boundary that could be a valuable addition to an existing conservation easement located on the adjacent property.

It was the consensus of the Commission that the concept of a swap for the area with the encroachments, in exchange for a suitable area elsewhere on the property, would be approvable provided the members find the proposal acceptable.

Mr. Joosten called the following agenda item:

EPC-18-2016, Brush Island Road, 17 LLC, 17 Brush Island Road, proposing new house construction and related site development within an upland review area. The site is shown on Assessor's Map #56 as Lot #19.

The Commission reviewed the draft approval and made revisions. Mr. Sweeney moved to approve the application with the revisions to the draft and subject to conditions that will be set forth in the approval to be sent to the applicant. Ms. Mackenzie seconded the motion and it passed 6-0.

Mr. Joosten called the following agenda item:

EPC-19-2016, Brush Island Road, 21 LLC, 21 Brush Island Road, proposing construction related to a new house and site development within an upland review area. The site is shown on Assessor's Map #56 as Lot #18.

The Commission reviewed the draft approval and made revisions. Mr. Sweeney moved to approve the application with the revisions to the draft and subject to conditions that will be set forth in the approval to be sent to the applicant. Ms. Mackenzie seconded the motion and it passed 6-0.

Mr. Joosten called the following agenda item:

EPC-20-2016, Dan & Stacy Allen, 77 Five Mile River Road, proposing additions to an existing dwelling and replacement pool within an upland review area. The site is shown on Assessor's Map #66 as Lot #17.

The Commission reviewed the draft approval and made revisions. Mr. Sweeney moved to approve the application with the revisions to the draft and subject to conditions that will be set forth in the approval to be sent to the applicant. Ms. Mackenzie seconded the motion and it passed 6-0.

Mr. Joosten called the following agenda item:

EPC-14-2016, Long Island Brothers, LLC, 23 Lynn Court, proposing replacement house and related construction within an upland review area, and stream bank reconstruction within a watercourse. The site is shown on Assessor's Map #31 as Lot #23.

Ms. Zachowski said she viewed the hearing on Channel 79.

The Commission requested time to review the draft approval and will vote on August 3.

Mr. Joosten called the following agenda item:

Notice of Encroachments within a Conservation Easement, Nicholas Sordoni, 21 Tower Drive

Mr. Joosten said the buyer of the property should have been made aware of the easement as reflected in the land records. He said he is concerned about setting a precedent for future easement encroachments.

Mr. Kearney said the language of the easement is clear.

The other members agreed that there is a concern for setting a precedent. The Commission decided to continue the matter until August 3 to consider the materials submitted by Mrs. Sordoni before making a decision on how to proceed.

Request of 1 & 3 Parklands Drive for temporary activity within a conservation easement for construction access, and proposed additions to a conservation easement.

Craig Flaherty, P.E. represented Parklands. He introduced Bill Kenny, L.A., Mark Lancor, P.E. and Bill Divisto and Mark De Pecol from Parklands Assisted Living.

Mr. Flaherty described the proposed temporary use of the easement and the plan to establish an additional easement area adjacent to the Dunlap & Selleck's Woods open space properties.

Mr. Millard said the Land Trust may be interested in the easement area.

Ms. Zachowski asked how they would limit the temporary encroachment to ten feet. Mr. Flaherty said they would install a fence.

Ms. Zachowski asked about replanting the easement. Mr. Kenny described the landscape plan to enhance the buffer area and improve wildlife habitat. Ms. Zachowski asked if they were concerned about planting Hemlock. Mr. Kenny said they felt Hemlock is the most appropriate for the shaded area. He said they are prepared to treat for the wooly adelgid.

Ms. Zachowski moved to approve the request for temporary use of the easement. Mr. Sweeney seconded the motion and it passed 6-0.

Mr. Joosten called the following agenda item:

EPC-22-2016, Walter Tabasheck, 25 Salisbury Road, proposing drainage improvements within a regulated area and upland review area. The site is shown on Assessor's Map #1 as Lot #102.

Craig Flaherty, P.E. described the proposed drainage improvements.

Mr. Joosten asked how long the work would take. Mr. Flaherty said about two weeks.

Mr. Millard asked how the proposed improvements are consistent with the work at No. 19 Salisbury. Mr. Flaherty said they will work with or without the work to be done at No. 19.

The Commission requested staff draft an approval for August 3.

Mr. Joosten called the following agenda item:

EPC-23-2016, Pike & Leslie Aloian, 14 Dorchester Road, proposing to pipe an intermittent watercourse. The site is shown on Assessor's Map #1 as Lot #14.

Doug Divesta, P.E. represented the Applicant. He described the proposed piping. He said the intermittent watercourse receives very little flow since the Town cleaned the drainage system in the road. He described the mitigation area to be planted from lawn to wetland plants.

Mr. Sweeney asked in which the direction the sheet flow will go. Mr. DiVesta said there will be no change in the direction of the flow which is toward the southerly wetland area and brook.

Mr. Jacobson asked if they would consider planting or seeding the understory in addition to the proposed shrubs. Mr. DiVesta said they would be willing to do that.

The Commission requested staff draft an approval for August 3.

Mr. Joosten called the following agenda item:

EPC-24-2016. Kaitlin Kniffen, 63 Dorchester Road, proposing installation of underground utilities within a regulated area. The site is shown on Assessor's Map #1 as Lot #112.

Mr. Kearney moved to approve the application as a use incidental to the enjoyment and maintenance of a residential property and subject to conditions that will be set forth in the approval to be sent to the applicant. Ms. Zachowski seconded the motion and it passed 6-0.

Ms. Mackenzie moved to approve the minutes of June 1 as amended. Mr. Sweeney seconded the motion and it passed 6-0.

Mr. Sweeney moved to adjourn. Ms. Mackenzie seconded the motion and it passed 6-0.

The meeting adjourned at 8:55 p.m.

Respectfully submitted,

Richard Jacobson
Environmental Protection Officer